

Resolution No. ZSR-21-25 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on August 5, 2021 at the offices of the Suffolk County Planning Commission with respect to the application of “**The Meadows at Yaphank**” located in the Town of Brookhaven
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **September 1, 2021**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** the amendment of the restrictive covenants enforcing a Town-approved Planned Development District (PDD) Master Plan and for an amendment of that approved Master Plan known as the Meadows at Yaphank Planned Development District to replace the remaining approximately 400,000 square feet of available office and commercial/flex space (in zone 2 Meadows Commercial Office Park) with 152 multi-family units. With the following comments:

Comments:

1. The proposed amendment of the restrictive covenants to replace the remaining approximately 400,000 square feet of available office and commercial/flex space (in zone 2 Meadows Commercial Office Park) with 152 multi-family units referred to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
2. The petitioner and the Brookhaven Town Board should consider retaining, in this phase of the development, some flexible live/work shared office space, and some amount of commercial/flex space in order to make the Meadows at Yaphank development less auto oriented. By meeting the future anticipated demand of a strong e-commerce society with pop-up retail space or temporary retail food use or temporary indoor recreational activities on the ground floor of the community center or in locations in buildings within “Zone 2”, the Meadows at Yaphank attached unit development would be a more desirable place to live.
3. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on The Study of man-made Ponds in Suffolk County NY.
4. The petitioners should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

5. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
6. The petitioners should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
7. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
8. It is noted that Sidewalks will be provided along the internal roadways and will connect to the overall sites pedestrian network. Pedestrian and bike access to County Road 46 (William Floyd Parkway) and to property adjacent to the north-west should be explored from the subject development. Identification signage for offsite pedestrian/bike trails and destinations beyond the Meadows at Yaphank development should be considered. Bike racks for storage and benches for rest at destinations throughout the trail/sidewalk system should also be considered. Mass transit (bus) shelters should also be considered for future mass transit service.
9. The Petitioner and the Brookhaven Town Board should begin dialogue with the Suffolk County Department of Public Works Transit Division, to lobby for bus service to this part of CR 46.
10. The alternative to mass transit service to The Meadows at Yaphank should be developer provided shuttle/van service for residents, employers and employees to health and other services not provided by the Planned Development District.
11. A minimum of 10% of all residential units should be maintained as affordable and/or workforce housing units of which no less than 2% should be set aside as accessible for individuals with developmental disabilities.

The Meadows at Yaphank
Town of Brookhaven

COMMISSION ACTIONS OF APPROVED RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large				X
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
DOTY, DAVID – Town of East Hampton	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
FLYNN, DANIEL – Town of Southampton	X			
GALLE, ELIZABETH - Town of Shelter Island	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
MCCARHTY, THOMAS - Town of Southold	X			

Motion: Commissioner Kelly

Present: 14

Seconded: Commissioner Chartrand

Absent: 1

Voted: 14

Absent: 1

DECISION: Approved